

121.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

824,200 / 824,200

USE VALUE:

824,200 / 824,200

ASSESSED:

824,200 / 824,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
18		PEABODY RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: SHEPHERD MATTHEW	
Owner 2: SHEPHERD SPANG A KIMBERLY	
Owner 3:	

Street 1: 18 PEABODY ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: DURYEA DANIEL -

Owner 2: MACLACHAN ELAINE -

Street 1: 18 PEABODY ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Vinyl Exterior and 1727 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4398		Sq. Ft.	Site		0	90.	1.25	10									496,746						496,700	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4398.000	324,100	3,400	496,700	824,200		77990
							GIS Ref
							GIS Ref
							Insp Date
							04/28/18

PREVIOUS ASSESSMENT								Parcel ID	121.0-0002-0013.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	324,100	3400	4,398.	496,700	824,200		Year end	12/23/2021
2021	101	FV	314,000	3400	4,398.	496,700	814,100		Year End Roll	12/10/2020
2020	101	FV	314,000	3400	4,398.	496,700	814,100	814,100	Year End Roll	12/18/2019
2019	101	FV	246,900	3400	4,398.	524,300	774,600	774,600	Year End Roll	1/3/2019
2018	101	FV	246,900	3400	4,398.	386,400	636,700	636,700	Year End Roll	12/20/2017
2017	101	FV	246,900	3400	4,398.	369,800	620,100	620,100	Year End Roll	1/3/2017
2016	101	FV	246,900	3400	4,398.	342,200	592,500	592,500	Year End	1/4/2016
2015	101	FV	240,700	3400	4,398.	287,000	531,100	531,100	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
DURYEA DANIEL	52161-92		1/30/2009			510,000	No	No					
	16084-165		4/1/1985			156,500	No	No	Y				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/28/2018		MEAS&NOTICE							HS	Hanne S							
11/18/2017		MEAS&NOTICE							HS	Hanne S							
11/19/2008		Meas/Inspect							163	PATRIOT							
12/6/1999		Inspected							267	PATRIOT							
11/17/1999		Mailer Sent															
10/28/1999		Measured							266	PATRIOT							
7/23/1992									KT								

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

